

THE FOLLOWING GREENWOOD COMMON COUNCIL ORDINANCE WILL BE INTRODUCED AT THE MAY 9, 2007, MEETING, WITH FIRST READING AT THE MAY 21, 2007, MEETING, AND SECOND READING AT THE JUNE 4, 2007, MEETING. **PLEASE NOTE THIS ORDINANCE IS SUBJECT TO AMENDMENTS BY THE COMMON COUNCIL.** IF YOU WISH TO SEE THE ADOPTED ORDINANCE PLEASE CONTACT THE CLERK-TREASURER OFFICE AT (317) 888-2100 OR VIA E-MAIL AT [CLERK@GREENWOOD.IN.GOV](mailto:CLERK@GREENWOOD.IN.GOV) FOR AN EXECUTED COPY AFTER THE SECOND READING.

**GREENWOOD COMMON COUNCIL**

**ORDINANCE NO. 07-11**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY REFERENCE IN ZONING ORDINANCE NO. 82-1 ENTITLED “AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF GREENWOOD, INDIANA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF I.C 36-7-4-600 et seq. LAWS OF INDIANA AS AMENDED, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH” (Proposed Rezoning of 478 W. Main Street, commonly known as the Deer Property)**

WHEREAS, the Greenwood Advisory Plan Commission (hereinafter “Commission”) conducted a public hearing on the petition for the rezoning of 478 W. Main Street, within the City of Greenwood, from R-2 Residential – Single-Family to C-1 – Commercial – Neighborhood use; and

WHEREAS, the Commission requested, and the Owner agreed to, the following commitments regarding the development of said real estate:

1. The following land uses shall be prohibited: Mobile or manufactured homes; mobile home park or management office; mobile home sales lot or office; dormitories, fraternities or sororities; vineyard; orchard; wildlife preserve; public swimming pool; elevator, feed mill, or similar agricultural services; roadside produce stand; construction-special trade contractors; commercial printing; warehousing or storage buildings and lots; nursing home; hospital or immediate care.
2. Site development plan application shall be submitted for review and approval pursuant to zoning ordinance and written rules of procedure.
3. Conversion of residential to commercial use shall be accomplished in compliance with all applicable fire, health, and building codes and permits; and

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation** ( 9 – 0 ) regarding said change in the zone map and certified the same to the Greenwood Common Council; and

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter; and

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above,

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Official Zoning Map referred to in Article 1, Section 1, of Ordinance No. 82-1, as amended, is amended as follows:

The following described real estate situated within the City of Greenwood, Indiana, currently zoned R-2 Residential – Single Family use is rezoned C-1 – Commercial – Neighborhood use:

C-1 COMMERCIAL ZONING

LOT NUMBERED FOUR (4) IN GEORGE W. SHYROCK’S ADDITION TO THE TOWN OF GREENWOOD, INDIANA.

Section 2. The real estate shall be developed and used in conformance with the commitments set forth in the second “Whereas clause” above.

Section 3. The Greenwood Plan Commission is hereby authorized to make the above described change to the official zoning map of the City of Greenwood.

Section 4. This Ordinance shall have no effect as to changing any other provision of Ordinance No. 82-1, as amended, other than the Official Zoning Map referred to in Article 1, Section 1, of said Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law and after the above described commitments are made by the owner and recorded in the chain of title of the above described real estate in the office of the Recorder of Johnson County, Indiana.

Passed by the Common Council of the City of Greenwood, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Keith Hardin, President  
Greenwood Common Council

FOR:

AGAINST:

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ATTEST:

\_\_\_\_\_  
Jeannine Myers, Clerk-Treasurer

The foregoing within and attached Ordinance passed by the Common Council of the City of Greenwood, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, is presented by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ O’Clock \_\_.M, to the Mayor of the City of Greenwood, Indiana.

\_\_\_\_\_  
Jeannine Myers, Clerk-Treasurer

The foregoing within and attached Ordinance passed by the Common Council of the City of Greenwood, Indiana, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is signed and approved by me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O’Clock \_\_\_\_M.

\_\_\_\_\_  
CHARLES E. HENDERSON, Mayor of  
the City of Greenwood, Indiana